



APPLICATION SPECIAL USE PERMIT

Sup 2009-0034

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☐ Change of Ownership ☒ Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 211 Swamp Fox Road Alexandria, VA 22314
TAX MAP REFERENCE: 72.04-03-24 ZONE: CDD#2

APPLICANT

Name: Christian Falatko
Address: 5516 Beaconsfield Ct. Burke, VA 22015

PROPERTY OWNER

Name: Hoffman Company
Address: _____

SITE USE: Restaurant

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Christian Falatko
Print Name of Applicant or Agent

5516 Beaconsfield Ct.
Mailing/Street Address

Burke, VA 22015
City and State Zip Code

Christian Falatko
Signature
703-473-9090
Telephone # Fax #

christian.falatko@AOL.com
Email address

6/8/09
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2008-0062

Date approved: 10 / 07 / 2008
month day year

Name of applicant on most recent special use permit Christian Falatko

Use restaurant

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Delia's is a full-service restaurant with about
20 employees. We are a Mediterranean Grill & Brick
oven pizzeria. We serve about 200 patrons per day
and have a full ~~bar~~ service bar that serves about 40
people per day. We have over 4,000 parking spaces
within 1 block of our restaurant. We mostly
cater to families coming to eat before or after
the movies.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Delia's is requesting a 10% increase in our occupancy load, which is currently 126 ~~seats~~.

We are opening an outdoor patio for our guests to enjoy the town center. This outdoor patio will not effect parking and will only emit diningroom level noise due to people talking. We would also have the outdoor dining area fenced-in by an attractive railing. Guests would only be able to enter the outdoor dining area through the main restaurant entrance. Guests would then be escorted through the restaurant to doors leading outside. The outdoor patio would be monitored by managers at all times.

The additional 10% increase in seating would be used for the outdoor patio.

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

____/____/____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

- 10% occupant increase

- Outdoor dining

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

There will be a railing built that will match
the current location design, and shade sails to protect
the guests from the sun.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☐ Yes ☒ No

If yes, describe proposed changes:

The sale of alcohol would be the same as our
indoor dining area.

10. Is off-street parking provided for your employees? ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

Over 4,000 - 3,000+ parking deck 1 block away,
over 1,000 spaces less than a block away.

11. Is off-street parking provided for your customers? ☒ Yes ☐ No

If yes, how many spaces, and where are they located?

same as above over 4,000. less than a block
away.

12. Is there a proposed increase in the number of seats or patrons served? ☒ Yes ☐ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

126 seats

Proposed:

138 seats

13. Are physical changes to the structure or interior space requested? ☒ Yes ☐ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) ☐ Property owner ☒ Lessee

____ other, please describe: _____

16. The applicant is the (check one) ☒ Current business owner ☐ Prospective business owner

____ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Christian Falatto	Ted + Soula Theodorou
5516 Beaconfield Ct.	8318 Graceway Dr.
Burke, VA 22015	Lorton, VA 22079
* ownership % 25	* ownership % 50
George Theodorou	
18403 Honeylocust Circle	
Gaithersburg, MD 20879	
* ownership % 25	

